

Invitation for Bids

The City of San Antonio is accepting sealed bids for the purchase of the following improved City-owned real property:

An approximate 0.154 acre tract (approximately 6,718 square feet) described as Lot South 126 feet of 11, Block 19, New City Block 546 located at **503 Nolan Street** and containing a one-story house consisting of 1,114 square feet. Must maintain 30 feet of right-of-way from center of Cherry Street; therefore, an additional 8 feet (more or less) dedication will be required from 503 Nolan Street. Council District No. 2

Appraisal/Minimum bid: \$54,000

An approximate 0.136 acre tract (approximately 5,859 square feet) described as Lot South 129.86 feet of 12, Block 19, New City Block 546 located at **507 Nolan Street** and containing a one-story house consisting of 1,747 square feet. Council District No. 2

Appraisal/Minimum bid: \$54,000

An approximate 0.1240 acre tract (approximately 5,400 square feet) described as Lot 1, Block E ½ 7, New City Block 584 located at **331 North Olive Street** and containing a one-story house consisting of 1,743 square feet. Environmental report available upon request. Council District No. 2

Appraisal/Minimum bid: \$61,500

The buildings at 503 and 507 Nolan Street, and 331 North Olive Street are located within the Dignowity Hill Historic District. These buildings contribute to the Historic District, and any exterior modifications would require the review and approval of the City's Historic Design Review Commission.

An approximate 0.1492 acre tract (approximately 6,500 square feet) described as Lot 5, Block 2, New City Block 1518 located at **118 Stella Street** and being vacant land.

Council District No. 2

Appraisal/Minimum bid: \$4,550

An approximate 0.1492 acre tract (approximately 6,500 square feet) described as Lot 10, Block 2, New City Block 1518 located at **138 Stella Street** and being vacant land.

Council District No. 2

Appraisal/Minimum bid: \$4,550

Sealed bids must be received by the Office of the City Clerk, City Hall, 2nd Floor, 100 Military Plaza, San Antonio, Texas, before 4:00 p.m., Monday, August 31, 2015. Bidders may submit, by mail or hand-delivery, only one signed original BID FORM, which must be complete and free from ambiguity. Also, a conceptual plan for proposed use and/or development of the property must be submitted along with the bid. Development must be completed within 14 months of purchase.

THE PROPERTY WILL BE SOLD “AS IS.” The contract will provide for not more than thirty days for due diligence, which must be performed at Buyer’s expense and will require Buyer to pay for the appraisal, survey, title policy (if desired by Buyer), and all closing costs.

Bids must be for cash, and the City will select successful bidder based on highest and best use of property. Once the bidder is notified, the bidder has 10 business days, unless specifically extended at the sole discretion of the City, to submit:

- Two cashier’s checks: one for \$500 independent consideration and one for \$1,500 earnest money, and
- A signed purchase agreement in the form provided by City

Failure to timely submit the checks and the signed contract may result in rejection of the bid, at which time the City may select the next bid or reject all bids. Selection of a successful bidder is subject to the recommendation of the City of San Antonio Planning Commission and approval of the San Antonio City Council.

Visitors to City Hall will be required to enter through the east side of the building during regular business hours. For those that might require the use of a ramp, entry is available on the south side of the building (Dolorosa side). Please plan accordingly and allow for ample time to pass through security screening, sign in and receive a visitor's badge in order to drop off your bid submittal(s).

Beginning August 14, 2015, the BID FORM and supporting documentation will be available via the City of San Antonio Website at <http://www.sanantonio.gov/rfp/> . Environmental reports, etc. are available upon request. For assistance, contact Martha Almeria, Management Analyst, (210) 207-6970.